

(Annexure-15 A)

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis

01	Name and Address of the Borrower	M/S CRYSTAL PHARMACEUTICALS # 365 MODEL TOWN AMBALA CITY
02	Name and address of Branch, the secured creditor	Stressed Assets Recovery Branch State Bank of India SCO-70, Ground floor, Sector-5, Panchkula-134109
03	Description of the immovable secured assets to be sold	<p>1. Equitable Mortgage Factory Land and building bearing Survey No.11, situated at Plot No.11, Abadi Adarsh Nagar, Ambala City measuring Total Area of 500 yards in the name Smt Sunita Rani Kansal w/o Sh T C Kansal r/o H. No.117 Model town Ambala City vide gift deed No. 139 dated 11.04.2000 sub registrar, at Ambala city. CERSAI ID- 200011666253</p> <p>2. Equitable Mortgage Factory Land and building bearing Survey No.12, situated at Plot No.12, Abadi Adarsh Nagar, Ambala City measuring Total Area of 500 yards in the name M/s Crystal pharmaceuticals Model town Ambala city partner Smt Sudershan Kansal, Smt Usha Garg, Mohan lal Kansal, Tarsem Chand Kansal and Sh. Virander Kumar Kansal vide sale Title deed No.5334 dated 27.02.1980 sub registrar, at Ambala city CERSAI ID- 200011666414</p> <p>3. Equitable Mortgage Factory Land and building bearing Survey No.13, situated at Plot No.13, Abadi Adarsh Nagar, Ambala City measuring Total Area of 530 yards in the name sh Sachin Kansal s/o sh. Tarsem Chand Kansal s/o Sh Sant Ram Kansal r/o of HNo.117 Model town Ambala City sale vide Title deed No1387 dated 15.06.1999 sub registrar, at Ambala city CERSAI ID-200011666468.</p> <p>4. Equitable Mortgage House building No. 365 Abadi Adarsh Nagar, Ambala City measuring 410 Sq. Yards in the name sh Sachin Kansal s/o sh. Tarsem Chand Kansal s/o Sh Sant Ram Kansal r/o of No.117 Model town Ambala City sale vide Title deed No.1493 dated 29.06.1998 sub registrar, at Ambala city CERSAI ID-200011665946 (All properties to be sold in single lot)</p>
04	Details of the encumbrances know to	NIL



	the secured creditor	
05	The secured debt for recovery of which the property is to be sold	Rs. 2,65,44,588/-
06	Deposit of earnest money	EMD: Rs 38,01,000.00, being the 10% of reserve price to be remitted by RTGS/NEFT to the Bank account or Demand draft draw in favour of Authorised officer, State Bank of India, SARB, Panchkula of any Nationalised or Scheduled bank
07	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs 380.01 Lakhs (All properties to be sold in single lot) A/c No 65244410993, IFSC Code: SBIN0050708 Bank: State Bank of India, SARB, Panchkula Time: 4.00PM Date: 19.08.2020
08	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date: 20.08.2020 Time: 120 minutes from 11:00AM to 01:00 PM with unlimited extension of 5 minutes each.
10	The e-Auction will be conducted through the Bank's approved service provider	https://www.bankauctions.com
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs 1,00,000.00 Unlimited extension of 5 minutes each INR
12	Date and Time during which inspection of the immovable secured assets to be sold and	Date: 16.08.2020 Time: 11:00AM



	<p>intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number</p>	<p>Name: Sh Jaspal Singh & Naushad Ali Mobile No. 9779584407 & 9872810124</p>
13	<p>Other conditions</p>	<p>(a) Bidder shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and pass word by M/s C1India Pvt. Ltd may be conveyed through e-mail.</p> <p>(b) The intending bidder should submit the evidence of EMD deposit like UTR number along with request letter for participation in the e- auction , self attested copies of i) Proof of Identification (KYC) viz ID card/ Driving License/ Passport etc. ii) Current address - proof of communication, iii) PAN card of the bidder, iv) Valid e- mail ID, v) Contact number (mobile / Land line of the bidder etc, to the Authorised Officer of State Bank of India, SARB, SCO-70, Sector-5, Panchkula by Date : 19.08.2020 and Time 4:00 P.M. . Scanned copies of the original of these documents can also be submitted to e-mail ID of Authorized Officer.</p> <p>(c) Name of Eligible Bidders will be identified by the State Bank of India , Stresses Assets Recovery Branch , Panchkula to participate in online e-Auction the portal https://www.bankauctions.com Vendor M/S C 1 India Pvt Ltd who will provide user ID and Password after due verification on PAN of the Eligible Bidders.</p> <p>(d) The successful bidder shall be required to submit the final prices, quoted during the e- Action as per the Annexure after the completion of the e- Auction , duly signed and stamped as token of acceptance without any new condition other than those agreed to before start of e- Auction.</p> <p>(e) During e- Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/ scrap the e- Auction process / proceed with conventional mode of tendering.</p> <p>(f) The Bank/ service provider for e- Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>(g) The bidders are required to submit acceptance of the terms and conditions and modalities of e- auction adopted by the service provider, before participating in the e- auction.</p> <p>(h) The bid once submitted by the bidder, cannot be cancelled/ withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e- auction, mentioned herein will result in forfeiture of the amount paid by the</p>



	<p>defaulting bidder.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorized Officer shall be at liberty to cancel the e-Auction process/ tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(l) The conditional bids may be treated as invalid. Please note after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p>
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Date:04.10.2020
Place:PANCHKULA.

AUTHORISED OFFICER
STATE BANK OF INDIA

